

FOR
SALE



15 Merryhill Crescent, Hereford HR2 7AH

£220,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this convenient residential location to the south of Hereford City, a good sized three double bedroom mid terraced house offering ideal first time buyer/small family accommodation. The property has gas central heating, double glazing, downstairs W/C, three fantastic sized double bedrooms, off road parking and enclosed rear garden. Requiring a degree of modernisation, the property also benefits from being sold with no onward chain.

POINTS OF INTEREST

- *No onward chain!*
- *Three double bedrooms*
- *Ideal first time buyer/small family accommodation*
- *Off road parking & enclosed rear garden*
- *Mid terraced house*
- *Convenient residential location*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with composite entrance door into

Entrance hall

With fitted carpet, radiator, carpeted stairs leading up, double glazed window to the front, ceiling light point, cupboard with hanging rails for coats and shoes and doors into

Living room

With fitted carpet, coving, picture rail, ceiling light point, coal effect gas fireplace, double glazed bay window to the front

Kitchen/dining room

Fitted with wall and base units, sink and drainer unit, space for a freestanding electric cooker, ample space for a dining table, useful storage cupboard, two strip lights, vinyl flooring, window to the rear, useful pantry cupboard and door out to

Utility area

With space and plumbing for washing machine and tumble dryer with doors into

Downstairs W/C

With low flush w/c, vinyl flooring, part tiled surround, double glazed window

Lean-to

With radiator, power points, wood effect flooring, two wall lights and windows and sliding doors out to the rear garden.

First floor landing

With fitted carpet, double glazed window to the rear garden, two ceiling light points, coving, airing cupboard housing the Worcester Bosch gas central heating boiler, central heating thermostat and doors to

Bedroom 1

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect

Bedroom 2

With fitted carpet, radiator, coving, two double glazed windows to the rear aspect, built in wardrobes and ceiling light point

Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect

Bathroom

Three piece white suite comprising panelled bath with electric shower over, wash hand basin, low flush w/c, heated towel rail, part tiled surround, double glazed window

Outside

To the rear a paved patio area with pathway leading to a large rear garden shed/workshop. The remainder of the garden is laid to lawn with an array of plants and shrubbery. The garden is enclosed by fencing and an access gate leads through to the front of the property.

To the front iron double gates open out onto a gravelled driveway with two pedestrian gates opening on to concrete paths providing access to the front door and side access gates. There are borders of ornamental plants and shrubbery.

Directions

Proceed south out of Hereford along Belmont Road, taking the first right hand turning for Hunderton Road, proceed under the bridge and at the roundabout take the first exit left and then immediately take the left hand turn onto Merryhill Crescent and no.15 is situated a short distance on the right hand side.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band B - £1905 for 2025/2026

Water and drainage rates are payable.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

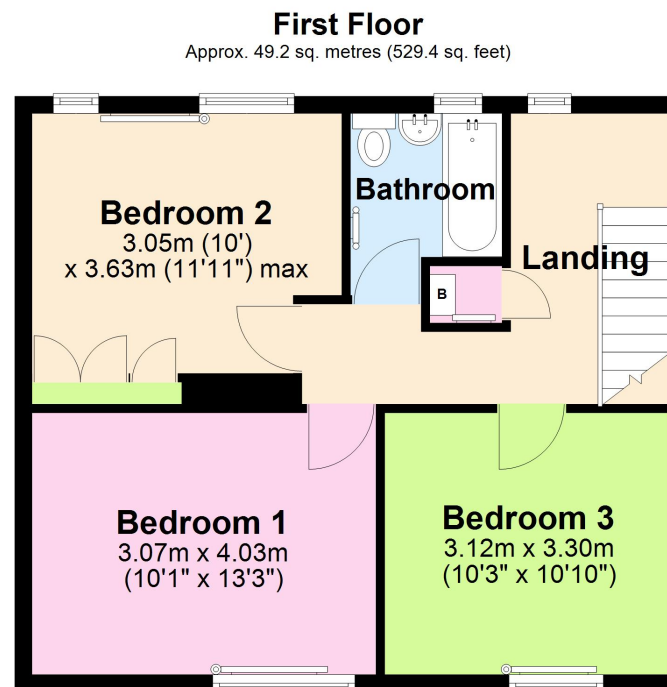
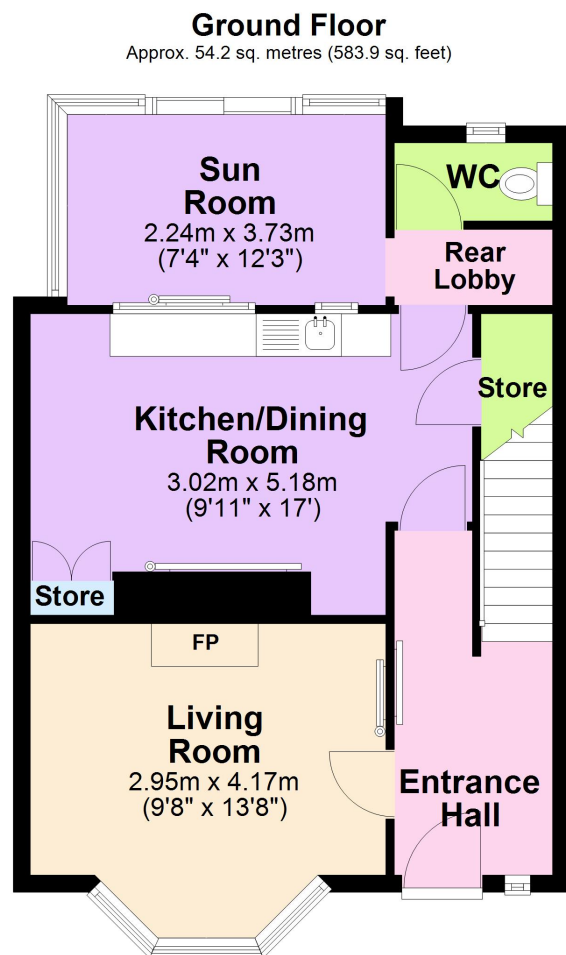
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 103.4 sq. metres (1113.3 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
	65	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		